

CITY OF ROCKWALL
102 East Washington
Rockwall, Texas

#50+5/acre
March 28

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. P&Z 1984-54- CUP

Date Submitted 3/23/84

Filing Fee \$ 80.00

Applicant LAKESIDE CHEVROLET CO.

Address 2005 S. GOLIAD ROCKWALL

Phone 722-5311

Owner X Tenant _____ Prospective Purchaser _____

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto):

I hereby request that a Conditional Use Permit be issued for the above described property for:

Remolding of a structure with less than 100% non combustibile materials

The current zoning on this property is COMMERCIAL. There are/are not deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed Lakeside Chevrolet Co
Pat Grady - President

Note: The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description; however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as "Exhibit A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

Surveyor or Attorney for Applicant
(Mark out one)

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 3/22/94
NAME Lakeside Market
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Land Use Permit</u>	<u>80.00</u>	

Received By _____

2441

FORM G-1

CONDITIONAL USE PERMIT

FACT SHEET

Case No.: 84-54-CUP

Applicant: Pat Grady/Lakeside Chevrolet

Location of Property: SH-205

Current Zoning: Commercial

Surrounding Zoning: Commercial

Proposed Use: Remodel interior wood frame structure at auto dealer

Reason for Request: building is less than 100% noncombustible.

Notices: Sent: 15

Favorable: 4

Unfavorable: 0

Additional Information: New addition will be 100% noncombustible, however interior remodeling involved wood frame. City Council has not amended this part of the zoning ordinance yet. You suggested this be placed in the building code. Council was leaning toward allowing remodeling of wood frame with additions if no larger than 50% of the existing floor area and floor area not exceed 10,000 sq ft.

Staff Comments: No objections

Planning and Zoning Commission Recommendations:

4/12/84 - Approval

City Council Decision:

5/7/84 - Approve

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

LAKESIDE CHEVROLET COMPANY

of the County of Rockwall, State of Texas, all that lot, tract or parcel of land being more particularly described as follows:

Being a tract of land situated in the Joseph Cadle Survey, A-65 and being a part of a 17.1 acre tract conveyed to James R. Dudley of record in Volume 47, Page 599, Deed Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING on the East right-of-way of state highway 205, 577.14 feet, South 30°40'00" East of the Southeast intersection of state highway 205 and Yellow Jacket Lane and on the Southwest corner of the Fina tract;

THENCE North 45°27'45" East with the South line of said Fina tract, 300 feet, in all a total distance of 636.21 feet to an iron rod in fence line:

THENCE South 45°02'21" East with fence line 350.58 feet to an iron rod in fence corner;

THENCE South 45°21'37" West with fence line 225.77 feet to an iron rod in fence corner;

THENCE South 25°48'39" East with fence line 125.41 feet to an iron rod in fence corner;

THENCE South 23°16'43" West with fence line 122.03 feet to an iron rod in fence corner;

THENCE South 64°04'48" West with fence line 127.71 feet to an iron rod in fence corner;

THENCE North 32°04'27" West with fence line 132.86 feet to an iron rod in fence corner;

THENCE South 51°50'37" West with fence line 247.90 to a concrete monument on the East right-of-way of Highway 205;

THENCE North 30°40'00" West with the East right-of-way of Highway 205, 327.31 feet to the place of Beginning and containing 6.158 acres of land more or less of which 0.16 acre to be used for road easement.

ROAD EASEMENT in the above described 6.158 acre tract:

BEGINNING at the most Northerly corner of the above described 6.158 acre tract at an iron rod in a fence line:

THENCE South 45°02'21" East with fence line and the Northerly property line of the above described 6.158 acres, 350.58 feet to the most Easterly corner of said 6.158 acre tract:

THENCE South 45°21'37" West with the Southerly property line of said 6.158 acre tract, 20 feet to an iron rod for corner:

THENCE North 45°02'21" West parallel and 20 feet from the Easterly property line of said 6.158 acre tract, 350.62 feet to an iron rod for corner on the North Westerly property line of said 6.158 acre tract:

THENCE North 45°27'45" East with said property line 20 feet to the place of beginning and containing 0.16 acre of land more or less to be used for road easement.

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30 P.M.
o'clock P.M., on the 12th day of April, 1984, in
District Courtroom, Rockwall County Courthouse

Rockwall, Texas, on the request of Pat Grady
for a Conditional Use Permit to remodel a structure of less than
100% noncombustible structural materials in a Commercial District

on the following described property:

Lakeside Chevrolet
(See attached sheet)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 84-54-CUP



City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-54-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

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Lakeside Chevrolet

- 1) A C. Roffino, P.O. Box 2774, Richardson 75081
- 2) Direct Energy Corp., PO Box 829, Rowlett 75088
- 3) Tolson Int'l. Inc. % Property Ins. Concepts Inc. Dallas, TX 75235
- 4) John A Albritton, Rt 2,
- 5) E. Carmack & Engles, PO Box 59309, Dallas 75227
- 6) Rockwall Bank Natl Assoc., PO Box 129
- 7) Rockwall Vet Clinic, % J L Lettis, DVM, PO Box 724
- 8) Fess J Strah, Ltd, 1304 Lakeshore
- 9) Robert D. Harper, PO Drawer 1568, Sherman 75090
- 10) Robert G. Harrison, Jr., 3110 - I-30, Greenville 75401
- 11) Richard Cullins, Rt 1, Box 131
- 12) American Friends of Bap^{3rd} Jerusalem, P.O. Box 116, Bentonville, Ar. 72712
- 13) Billy G. Jones, Rt 1, Box 173 M.
- 14) Jimmy Lee Jones, 1920 Lakeshore
- 15) Owen Lee Mitchell, 811 yellow jacket Lane

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Julie Covert
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 84-54-CUP

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

ROCKWALL BANK, N.A.

Signature Paul E. Lokey
By: Paul E. Lokey, Chairman
Address 2002 S. Goliad, Rockwall, Tx. 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Julie Cook
City of Rockwall, Texas

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Case No. 84-54-CUP

I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Richard Cullins
Address 2007 S. Galia

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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APR 03 1984

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City of Rockwall, Texas

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 I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature Tony Hiler
Address Hwy 208 #30

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I am in favor of the request for the reasons listed below. ✓

I am opposed to the request for the reasons listed below. _____

1. No Apparent danger to other structures in
2. Area.
3. _____

Signature Lee Mitchell

Address Rt 3 NW of Rockwall

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall